

# Draft Facilities Master Plan

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# SANTA ROSA CITY SCHOOLS FACILITIES MASTER PLAN

Board Meeting 2023.11.08: Draft FMP Presentation

## AGENDA:

- Facilities Master Plan Process Overview
- Sample of School Site Master Plans:
  - Herbert Slater Middle School
- FMP Summary
- Next Steps from Here



## WHY ARE WE DOING THIS?

The quality  
of facilities  
matters

SRCS facilities  
need  
improvement

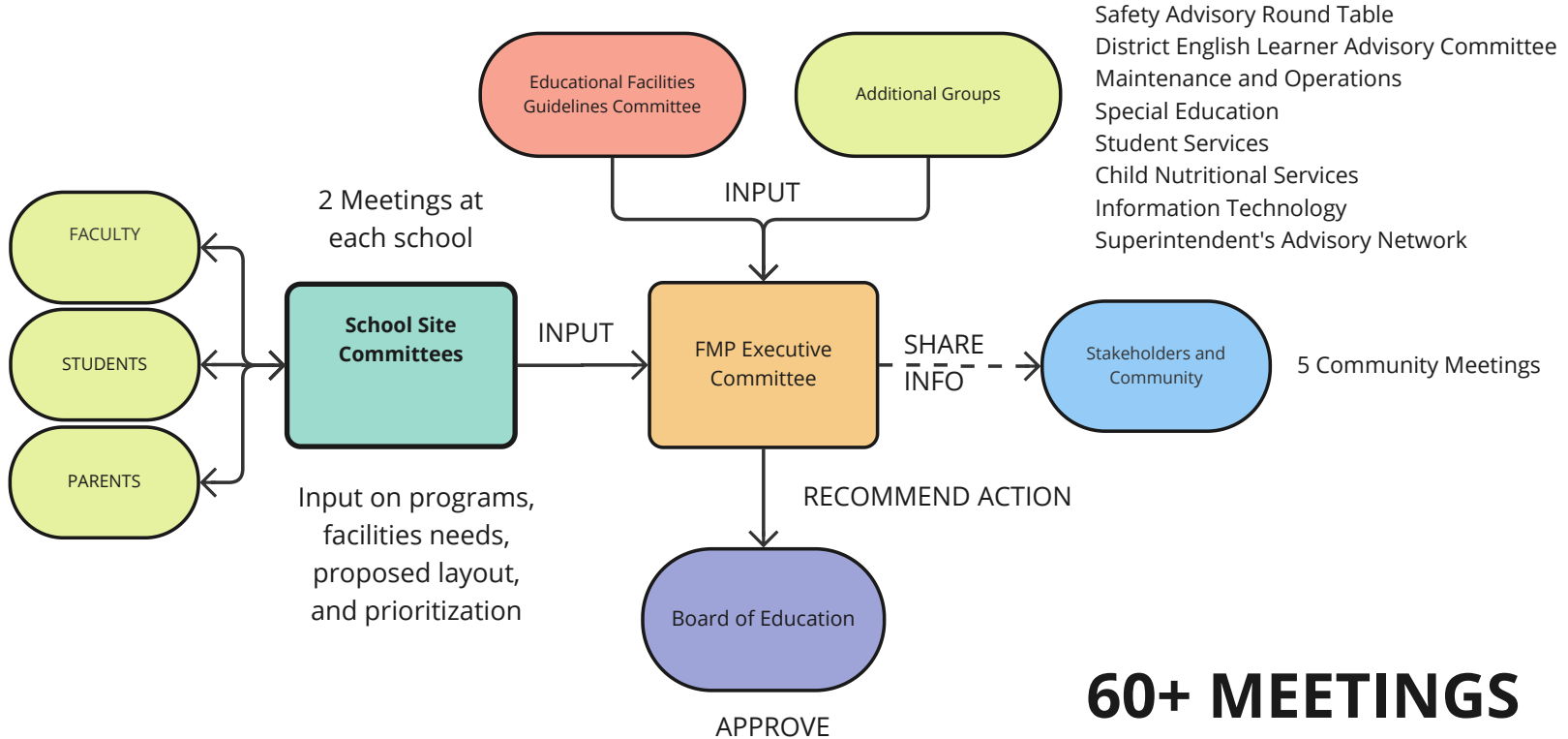
We want to  
maximize the  
impact of the  
funding we  
have

Every  
school has  
unique  
needs

School and  
community  
input is  
important

We need  
your  
help

# FACILITIES MASTER PLANNING ENGAGEMENT PROCESS

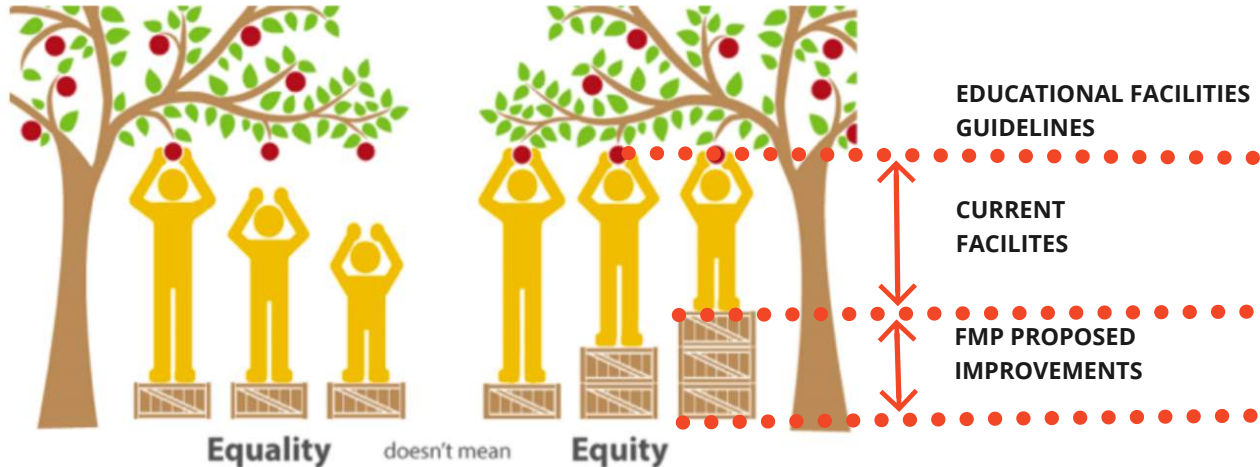


## EDUCATIONAL FACILITIES GUIDELINES

A set of common expectations for facilities at each type of school (high school, middle school, elementary school) across the District.

- Developed by a committee of stakeholders from across the District.
- Intended to guide facilities master planning to provide an equity of educational experience
- Allows for variation between schools to reflect unique programs and communities and their needs

## APPROACH TO EQUITY



## FACILITIES MASTER PLAN GOALS

**MISSION:** IDENTIFY, PLAN AND PRIORITIZE IMPROVEMENTS NEEDED FOR ALL FACILITIES TO MEET THE EDUCATIONAL NEEDS OF THE SCHOOL AND EQUITABLY SUPPORT STUDENT ACHIEVEMENT AND WELL BEING.

Improve  
safety and  
security

Remove  
or replace  
Portables

Provide  
space for  
support  
programs

Improve  
outdoor  
spaces

Modernize  
Permanent  
Buildings

Right-  
size  
Schools

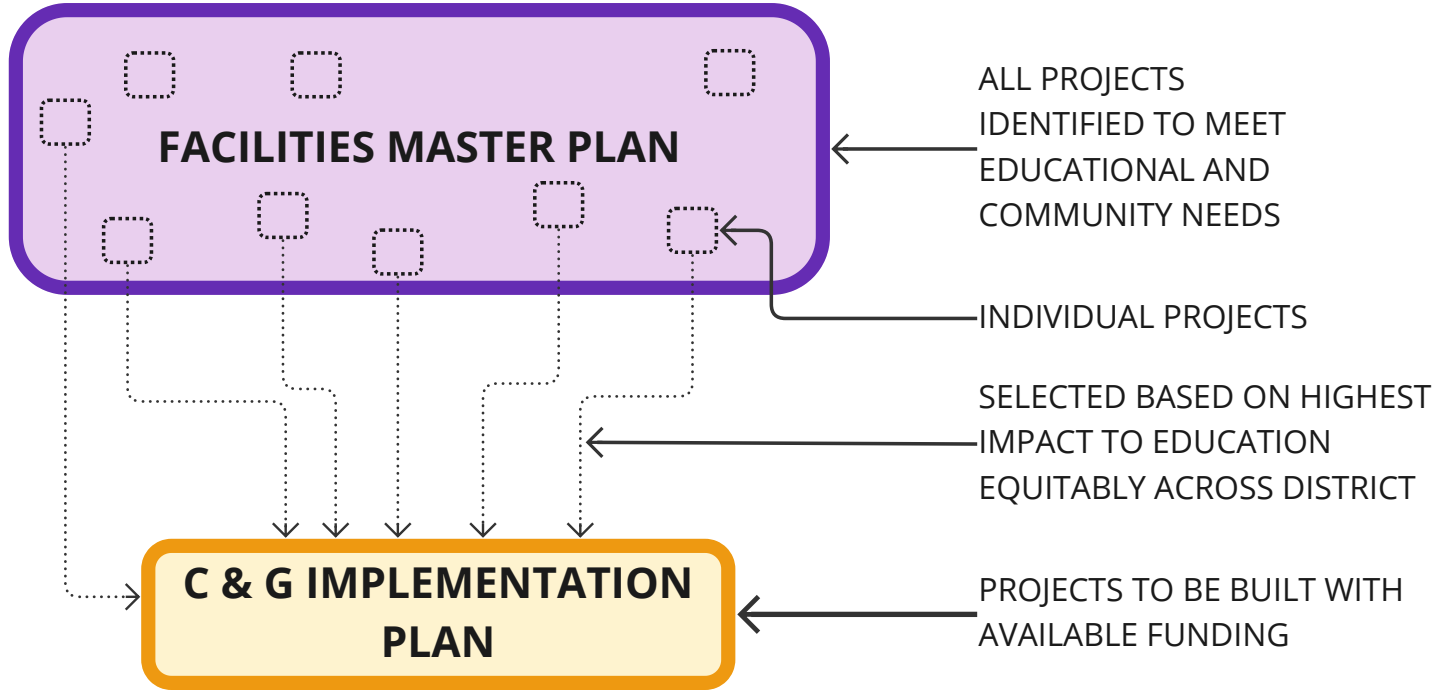
Appropriate  
space for  
critical  
programs

Address  
infrastructure  
and  
maintenance  
issues

# FACILITIES MASTER PLAN SCHEDULE

SPRING 2023	
Information gathering	<ul style="list-style-type: none"> <li>Site Committee Input on Needs</li> <li>Update Educational Facilities Guidelines</li> <li>Capacity Analysis</li> </ul>
SUMMER 2023	
Planning and Design	<ul style="list-style-type: none"> <li>Analyze input and information</li> <li>Develop Draft Site Master Plans</li> <li>Develop preliminary Project Lists</li> </ul>
FALL 2023	
Review and Finalize	<ul style="list-style-type: none"> <li>Site Committee input on Draft Plan, Projects and Prioritization</li> <li>Board of Education Review and Input</li> <li>Community Forum Presentations</li> <li>Development of Final FMP Documents</li> </ul>
COMPLETION: NOVEMBER/DECEMBER 2023	

## PROJECT SELECTION

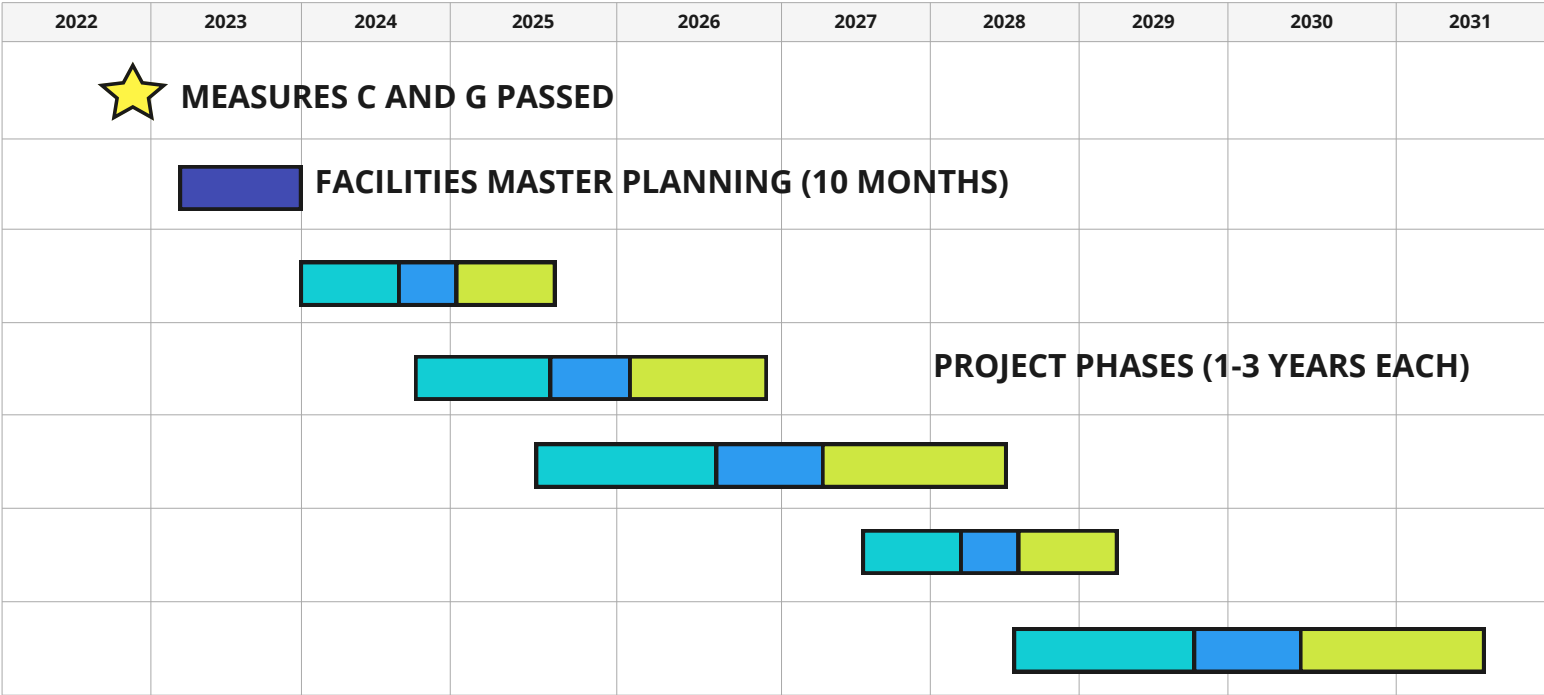


**C & G Funding can only be used for facilities improvements. It cannot be used for operations or staff.**

# MEASURES C AND G TIMELINE

Design Approval Construction

New table



--- BOND PROGRAM ~10 YEARS ---

## SCHOOL DATA

Address: 3500 Sonoma Avenue  
Santa Rosa, CA 95405

Established: 1954  
Site Area: 20.24 acres

### CURRENT CONDITIONS

Students in 2022-23 School Year: 716  
Building Area: 91,702 sq. ft.  
Permanent Classrooms: 37  
Portable Classrooms: 6  
Student Capacity: 1,041

### MASTER PLAN

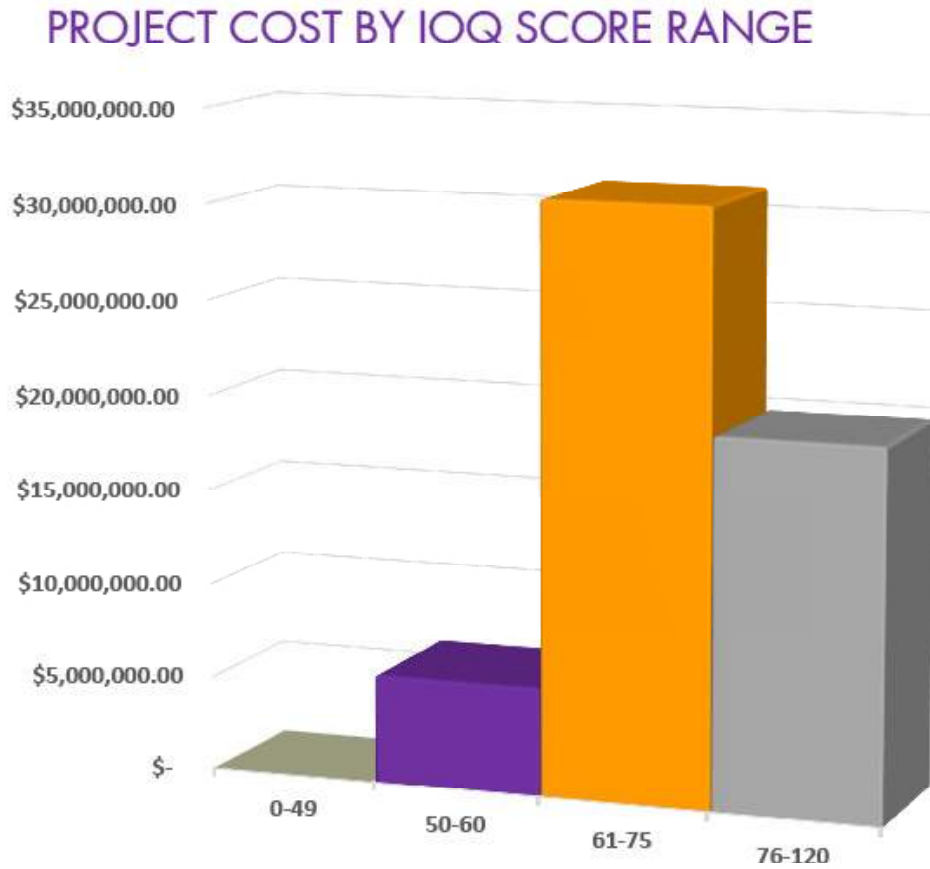
Projected Students in 2029-30: 612  
Planned Classrooms: 37  
Planned Student Capacity: 894



v2.0 Draft for Review: November 8, 2023

# HERBERT SLATER MIDDLE SCHOOL

# SUMMARY



IOQ SCORE RANGE	LEVEL OF NEED	ESTIMATED COST
0-49	LOW	###
50-60	MEDIUM	###
61-75	HIGH	###
76-120	HIGHEST	###
TOTAL COST		###

#### MAJOR FACILITY NEEDS

- Secured Perimeter fencing for controlled entry access
- Modernization of existing classroom spaces
- Inadequate administration space, and no clear sense of entry and supervision access points
- No central gathering area and inadequate covered eating area for students
- Inadequate space for performing arts

# HERBERT SLATER MIDDLE SCHOOL AERIAL IMAGE



### CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

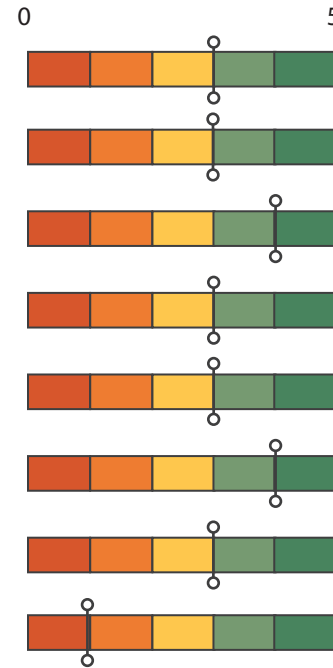
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



### CHALLENGES

- No accessible student drop off provided
- Accessible path of travel slopes exceed allowable across campus
- Lacking ADA signage for path of travel
- Existing play area & driveway paving in general need of maintenance
- Mature trees, landscaping and play fields in need of renovation
- Foundation settling at classroom wings

### OPPORTUNITIES

- Interior courtyards areas provide opportunities for small group instruction
- Provide storm water drainage away from buildings along Sonoma Avenue
- Provide more site storage and remove shipping containers



School Entry on Sonoma



Interior Courtyard

# HERBERT SLATER MIDDLE SCHOOL CLASSROOMS, LIBRARY & ADMINISTRATION

## EXISTING CONDITIONS SUMMARY

### CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

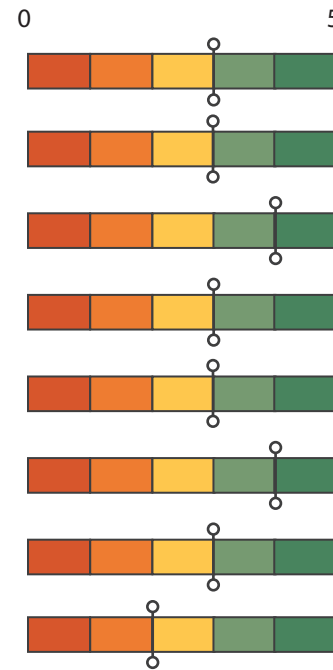
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



### CHALLENGES

- Aged facilities in need of some modernization
- Evidence of water intrusion in some locations
- Lacking ADA compliant room signage
- Foundation settlement along South edges of Classroom wings

### OPPORTUNITIES

- Repurpose Sewing Room and Computer Rooms
- Improve natural lighting & ventilation
- Remodel food classroom to be ADA compliant
- Refinish outdated Finishes, Furnishings, and Equipment



Internal Classroom Corridor



Classroom Interior

# HERBERT SLATER MIDDLE SCHOOL CAFETERIA

## EXISTING CONDITIONS SUMMARY

### CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

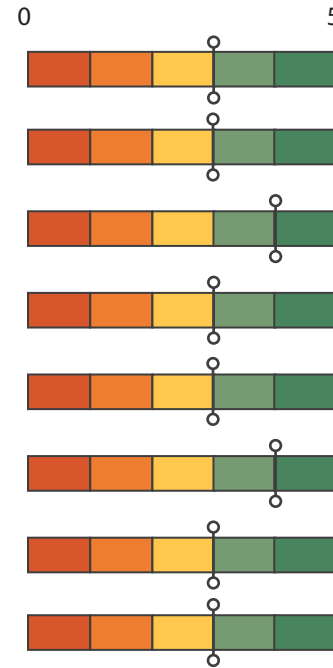
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



### CHALLENGES

- Aged facilities in need of some modernization
- Evidence of water intrusion in some locations
- Lacks ADA compliant room signage
- Telescoping tables and benches in poor condition

### OPPORTUNITIES

- New Multi-purpose Room with additional performing arts



Cafeteria Interior



Staff Dining Interior

# HERBERT SLATER MIDDLE SCHOOL MUSIC AND DRAMA BUILDING

## EXISTING CONDITIONS SUMMARY

### CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

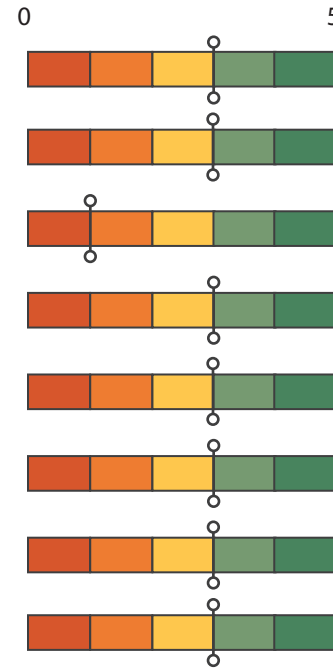
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



### CHALLENGES

- Aging building in need of modernization
- Lacks real stage and theater seating
- Lacks ADA compliant room signage
- Exterior southwest entry at Drama Room not ADA compliant

### OPPORTUNITIES

- Repurposing Vending Area
- Provide Choral Room
- Provide permanent risers in Music Room



Drama Room Interior



Music Room Interior

# HERBERT SLATER MIDDLE SCHOOL GYMNASIUM

## EXISTING CONDITIONS SUMMARY

### CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

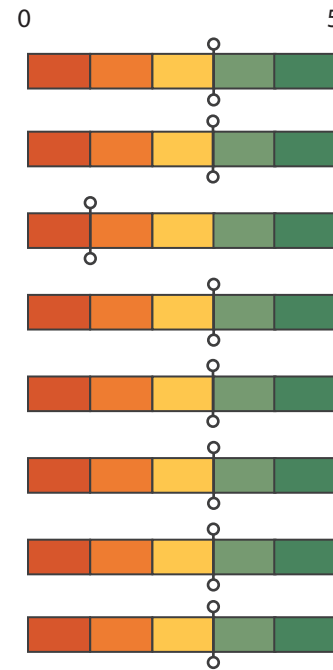
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

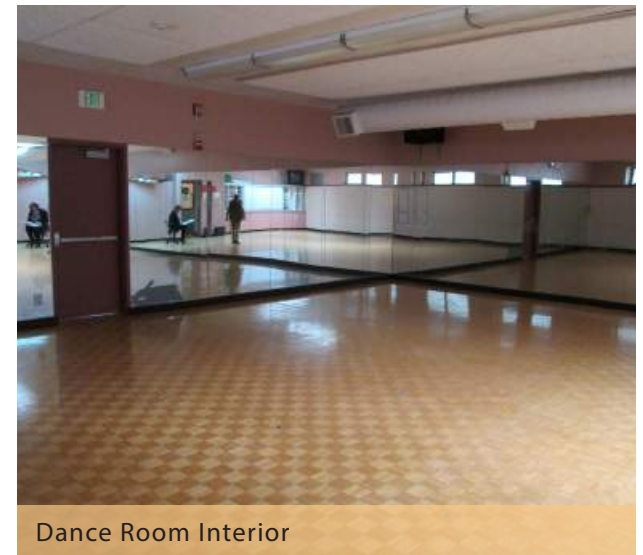
Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



Gymnasium Interior



Dance Room Interior

### CHALLENGES

- Aged facilities in need of modernization
- Door thresholds are not ADA compliant
- Evidence of water intrusion in ceiling
- Locker rooms lack ADA compliant lockers
- Lacks ADA compliant room signage
- Telescoping bleachers in poor condition

### OPPORTUNITIES

- Replace wrestling mat storage
- Improve light and ventilation
- Provide accessible exterior entry to Stage

# HERBERT SLATER MIDDLE SCHOOL INDUSTRIAL TECH BUILDING

## EXISTING CONDITIONS SUMMARY

### CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

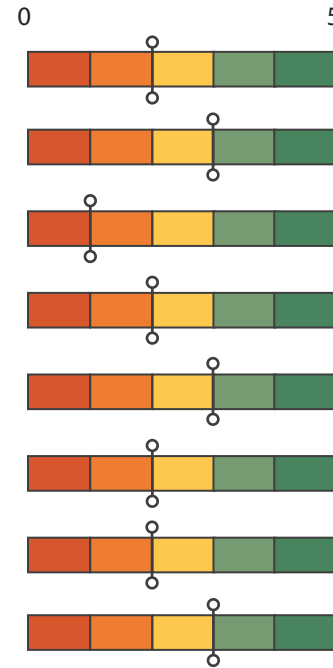
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



### CHALLENGES

- Aged facilities in need of modernization
- Evidence of water intrusion in ceiling
- Lacks ADA compliant room signage
- Second Floor loft not ADA compliant

### OPPORTUNITIES

- Revitalize spaces
- Consolidate storage



# HERBERT SLATER MIDDLE SCHOOL MODULAR CLASSROOMS

## EXISTING CONDITIONS SUMMARY

### CONDITIONS RATINGS

Code Compliance (Accessibility, Structural, Life Safety)

Educational Appropriateness

Technology Infrastructure

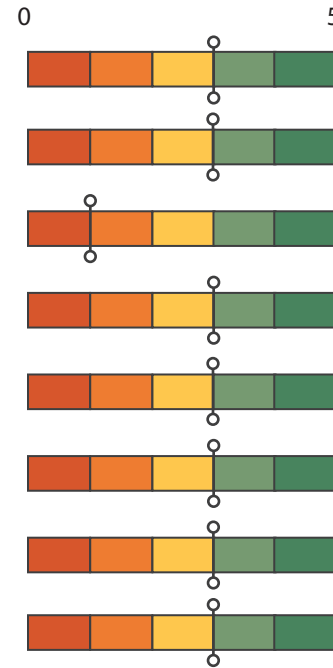
Building Finish Materials

Building Systems (Mechanical & Plumbing, Utilities)

Lighting and Electrical Systems

Environmental Quality (Indoor & Outdoor)

Safety and Security



### CHALLENGES

- Aged facilities in need of some modernization
- Evidence of water intrusion in ceiling
- Lacks ADA compliant room signage

### OPPORTUNITIES

- Courtyard areas provide opportunity for group instruction



Modular Interior



Modular Exterior Courtyard

**SCHOOL CAPACITY**

2022-2023 ENROLLMENT: 716  
 2029-30 PROJECTED ENROLLMENT: 612  
 EXISTING: 1041  
 PROPOSED: 828



QUATTROCCHI KWOK ARCHITECTS



NEW ALL WEATHER TRACK & FIELD / NUEVA PISTA DE TODO TIPO DE CLIMA

OUTDOOR AMPITHEATER / ANFITEATRO EXTERIOR

NEW AUXILIARY GYMNASIUM - 9,600 SF

REVITALIZE ATHLETIC FIELDS

RECONFIGURE INTO FLEX SPACE

NEW STEAM LABS

NEW OUTDOOR QUAD WITH SHADE STRUCTURES

NEW BLACK BOX THEATER, MPR AND ALL-ACCESS RESTROOMS

NEW CENTRAL STAFF ROOM

ADMIN MODERNIZATION AND EXPANSION

MODERNIZE CULINARY

SECURE PERIMETER OF CAMPUS

RECONFIGURE INTO YOGA / WELLNESS

RECONFIGURE LOCKER ROOMS

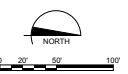
RECONFIGURE STAGE TO STORAGE

NEW PAVE AND RESTRIPE BLACKTOP

- LEGEND**
- NEW FACILITY
  - NEW SHADE STRUCTURE / COVERED AREA
  - COVERED WALKWAY
  - HEAVY MODERNIZATION / REMODEL
  - GENERAL MODERNIZATION
  - SITE IMPROVEMENT
  - ASPHALT PAVING
  - PLAYGROUND
  - SOLAR PANEL ARRAY
  - EXISTING CHAIN LINK FENCING
  - NEW ORNAMENTAL FENCING
  - NEW CHAIN LINK FENCING
  - TREE / VEGETATION

**> HERBERT SLATER MIDDLE SCHOOL**

> SANTA ROSA CITY SCHOOLS DISTRICT | FACILITIES MASTER PLAN | 2177.00



HERBERT SLATER MIDDLE SCHOOL  
 FACILITIES MASTER PLAN

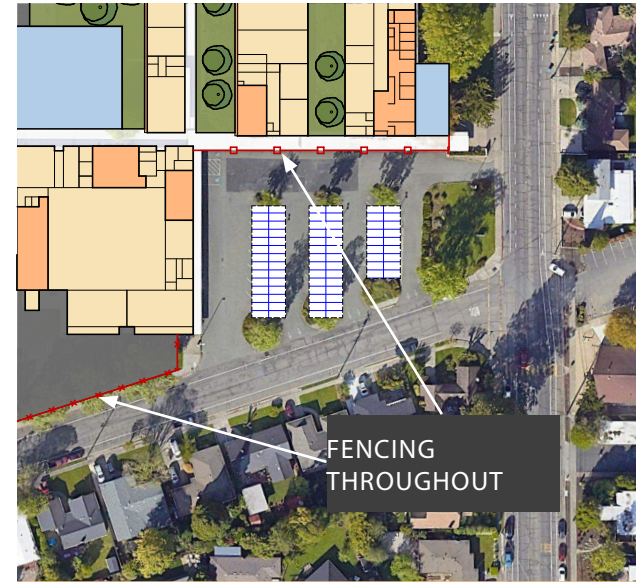
CAMPUS WIDE SAFETY AND SECURITY UPGRADES

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>

Improvements across the campus to improve overall security and safety for students and staff. Improvements may include:

- Classroom security locks for all classrooms
- New perimeter fencing and gates at play areas
- Improve exterior lighting
- Additional security cameras
- New window at Administration to better supervise campus entry
- New window blinds at classroom windows



Perimeter fencing around campus

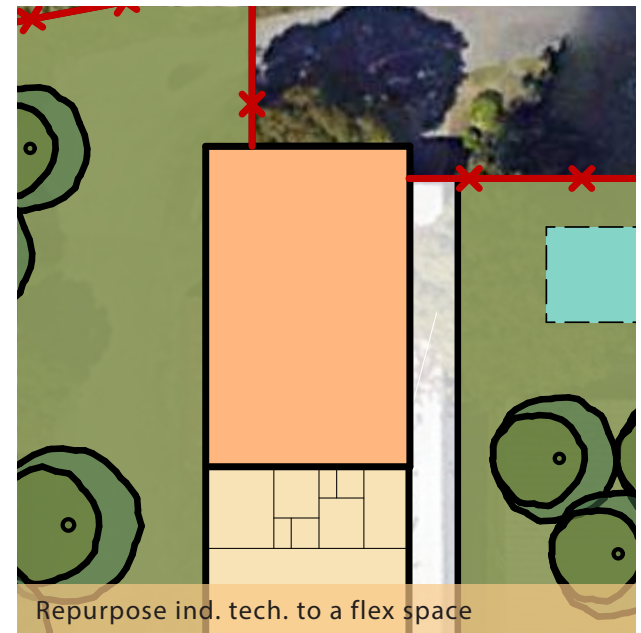
REMODELED FLEX SPACE

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>

Repurpose existing Industrial Tech. Room to a new dedicated Flexible Space for use by all teachers and students. The Flex Space of approximately 2800 sf may include:

- Open, flexible space with durable materials
- Flexible furniture including movable worktables
- Large areas of writable wall surface for students
- Storage cabinetry and rooms for projects and materials
- Power & data access distributed throughout space
- Primary and secondary AV systems
- 4 Large project sinks with hot and cold water
- Emergency eye wash station
- Appropriate ventilation to accommodate activities such as woodworking, soldering, etc.
- Adjacent outdoor workspace



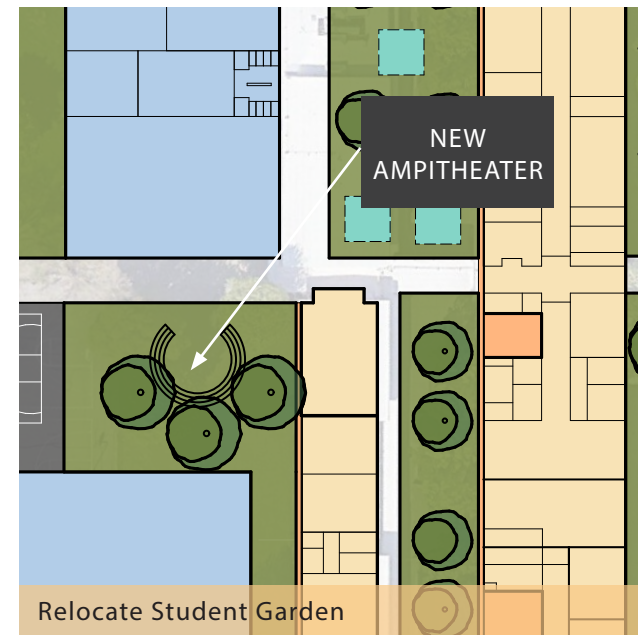
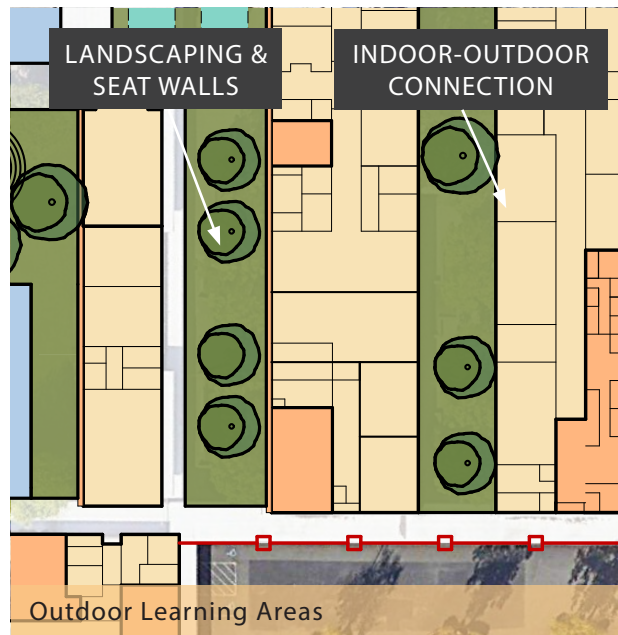
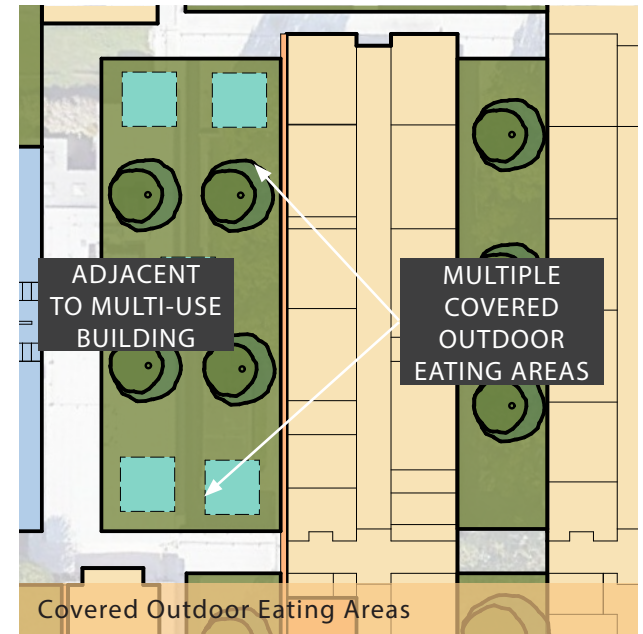
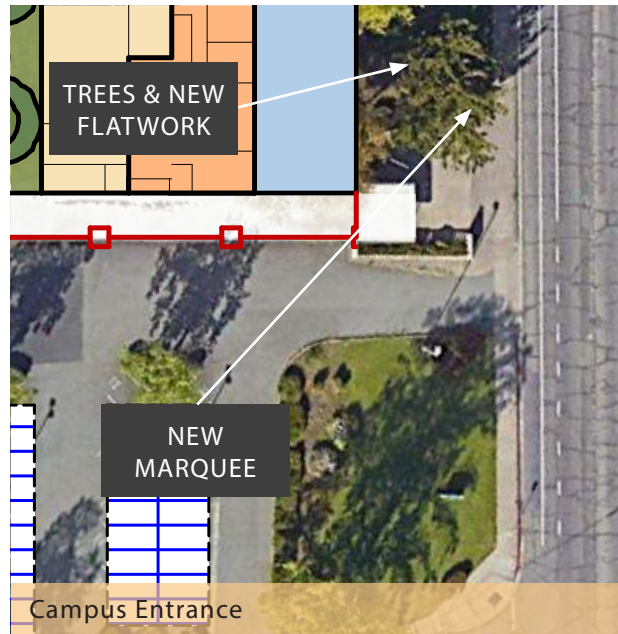
Repurpose ind. tech. to a flex space

CAMPUS WIDE SITE IMPROVEMENTS

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Improvements across the campus to address site issues and improve outdoor areas for students, parents, and staff. Improvements may include:

- Addressing drainage issues
- Paving and driveway maintenance
- Accessible student drop-off and path of travel
- Create campus entry plaza adjacent to administration expansion
- New school marquee
- Improve outdoor learning areas
- Revitalize landscaping and courtyards
- Provide multiple covered outdoor eating areas
- Provide Amphitheater
- Renovate natural turf fields



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>

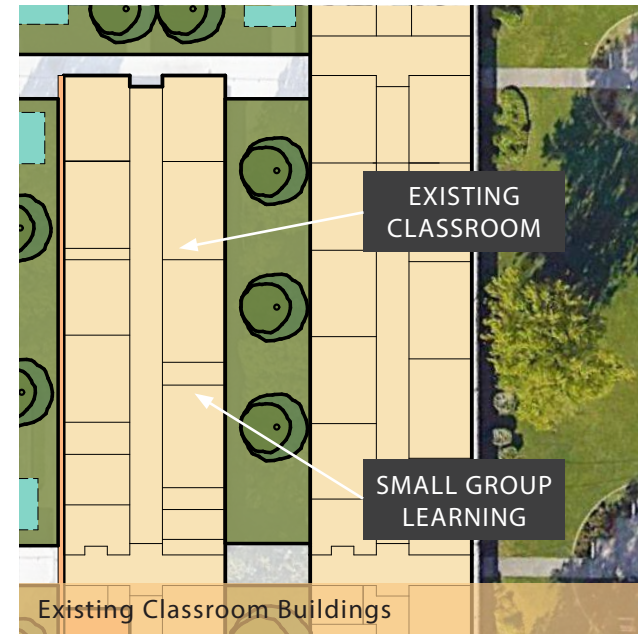
MODERNIZATION OF EXISTING CLASSROOMS

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INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>

Modernize existing classroom buildings including shared quad spaces. Modernization of each space may include:

- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Storage cabinetry for projects and materials
- Classroom security locks
- Replace damaged acoustical ceiling tiles and casework
- Replace HVAC systems
- Repair or replace roofing and plumbing systems as necessary
- Small group learning areas



Existing Classroom Buildings

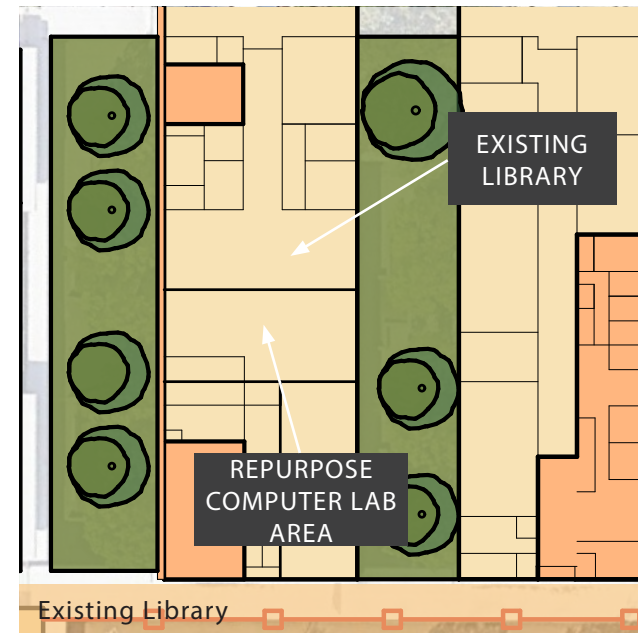
MODERNIZATION OF EXISTING LIBRARY

\$\$\$

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>

Modernize existing library. Modernization of the library may include:

- Repurpose and reconfigure existing Computer Lab area
- Repair or replace existing wall, floor and hardware finishes
- Flexible furniture including movable worktables
- Efficient storage stacks for books
- Replace damaged acoustical ceiling tiles and casework
- Repair or replace plumbing systems as necessary



Existing Library

MODERNIZATION AND REMODELING OF EXISTING GYM

\$\$\$

Modernize existing gymnasium building.

Modernization of the gymnasium may include:

- Repair or replace existing wall, floor and hardware finishes with durable finishes
- Replace bleachers
- Replace operable wall
- Dedicated storage space
- Repair or replace plumbing systems as necessary
- Remodel Stage area into storage
- Renovate Locker Rooms
- Renovate yoga classroom

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>



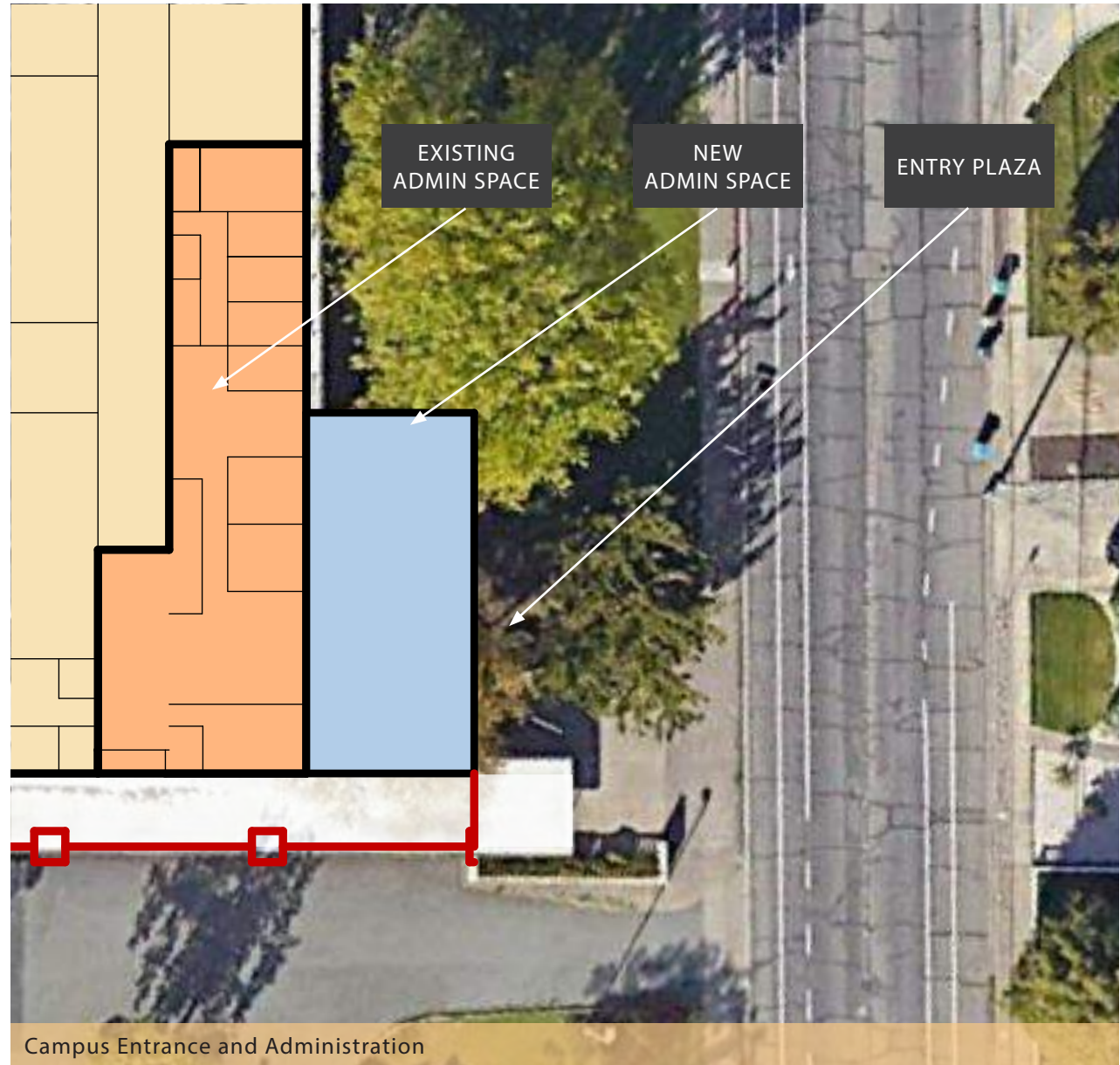
MODERNIZATION OF ADMIN & NEW ENTRY PLAZA

\$\$\$

Modernize existing administration space of approximately 3200 sf and add an adjacent new administration space of approximately 2000 sf.

Administration space may include:

- New window to better supervise campus entry
- Conference Room of approximately 250 sf
- Counselor Office of approximately 150 sf
- 3 private offices of approximately 120 sf each for itinerant staff
- Teacher Collaboration Room of approximately 450-500 sf
- Building addition to create clear point of entry to the school



INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>

**NEW MULTI-USE BUILDING, BLACKBOX THEATER & QUAD**

\$\$\$

Provide new Multi-use Building of approximately 7500 sf. The new Multi-use Building may include:

- Large flexible space with durable finishes and acoustic materials
- Flexible dining tables with dedicated storage
- Stage for presentations and performances
- Dedicated storage space
- A/V system with large projection screen and dedicated sound system. Provide window blinds as necessary to darken room for projection
- Separate kitchen space with serving area of approximately 1000 sf
- A separate secondary serving area/snack bar to provide better and quicker service to students and to locate service near student gathering areas

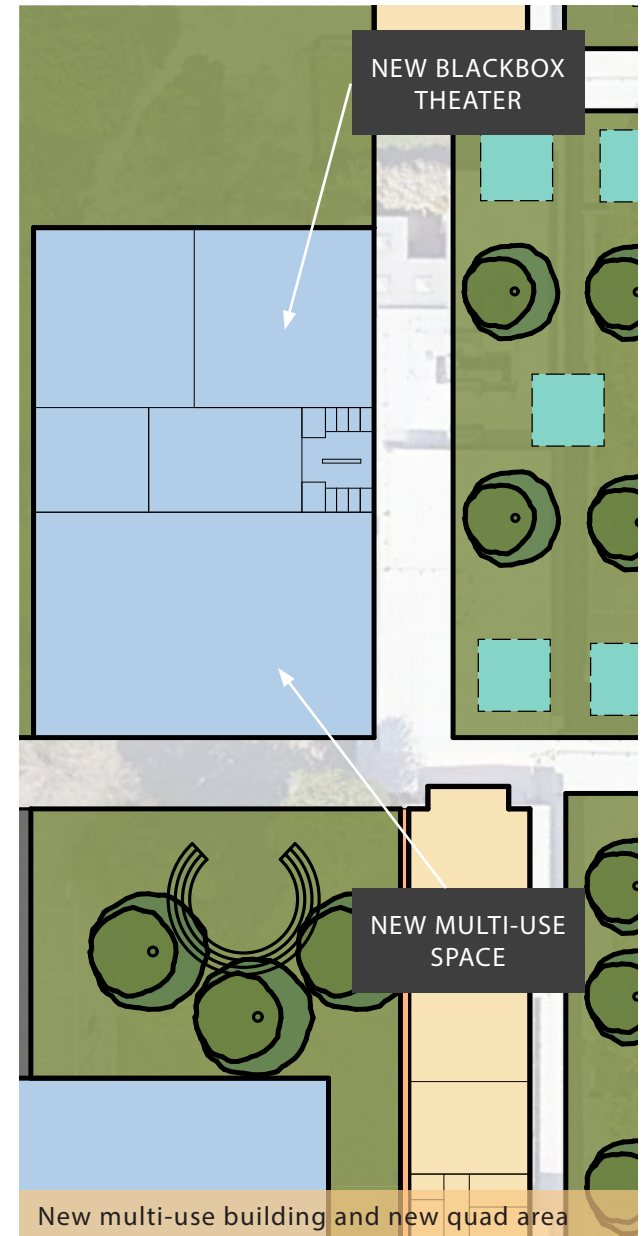
Provide new blackbox theater the new multi-use building to support students across all grades. The new theater of approximately 2500 sf may include:

- A flat floor with built in risers for seating and portable chairs provided for additional seating
- A portable performance stage system that can be used in multiple configurations
- A basic stage lighting and sound system including control booth connected to the space
- Back stage facilities including outdoor space for set construction and adequate facilities for two dressing rooms with durable and comfortable finishes
- Acoustic environment supportive of drama instruction and performance
- Perimeter drapery to conceal walls and adjust acoustical environment
- Dedicated storage space for chairs, portable stage, costumes and equipment
- Up to date AV system
- Classroom security locks

Provide new Quad area to support students across all grades. The new Quad of approximately 24,000 sf may include:

- Multiple covered outdoor eating areas
- Landscaping and seatwalls
- Outdoor amphitheater adjacent to drama classroom

INDICATORS OF QUALITY	
Ed. Programs	#
Community	#
Learning Env.	#
Maintenance	#
Safety and Security	#
Code Comp.	#
<b>Total</b>	<b>#</b>



## FACILITIES MASTER PLAN SUMMARY

Elementary District Campus	Estimated Project Cost
Abraham Lincoln Elementary	\$42,829,800
Albert Biella Elementary	
Brook Hill Elementary	\$40,116,200
Early Childhood Education	\$23,795,200
Helen Lehman Elementary	\$39,470,000
Hidden Valley Elementary	\$28,739,000
James Monroe Elementary	\$46,400,000
Luther Burbank Elementary	\$27,379,400
Proctor Terrace Elementary	\$40,795,000
Santa Rosa Charter for the Arts	\$23,157,000
SR French American Charter	TBD
SRCS District Office (25%)	\$16,318,750
<b>Total</b>	<b>\$378,809,350</b>

High School District Campus	Estimated Project Cost
Cesar Chavez Language Academy	\$85,482,700
Elsie Allen High School	\$90,890,200
Herbert Slater Middle School	\$96,677,000
Hillard Comstock Middle School	\$77,618,000
Maria Carillo High School	\$118,804,000
Montgomery High School	\$180,765,600
Piner High School	\$127,710,000
Ridgway High School	\$37,970,000
Rincon Valley Middle School	\$85,482,700
Santa Rosa High School	\$148,910,200
Santa Rosa Middle School	\$80,623,500
SRCS District Office (75%)	\$48,956,250
<b>Total</b>	<b>\$1,175,027,450</b>

## 2016 VS 2023 FMP COMPARISON

- **62% CONSTRUCTION COST INCREASE**
- **\$229M INVESTED IN FACILITIES FROM MEASURES I AND L**
- **RIGHT SIZING SCHOOLS TO ALIGN WITH ENROLLMENT**

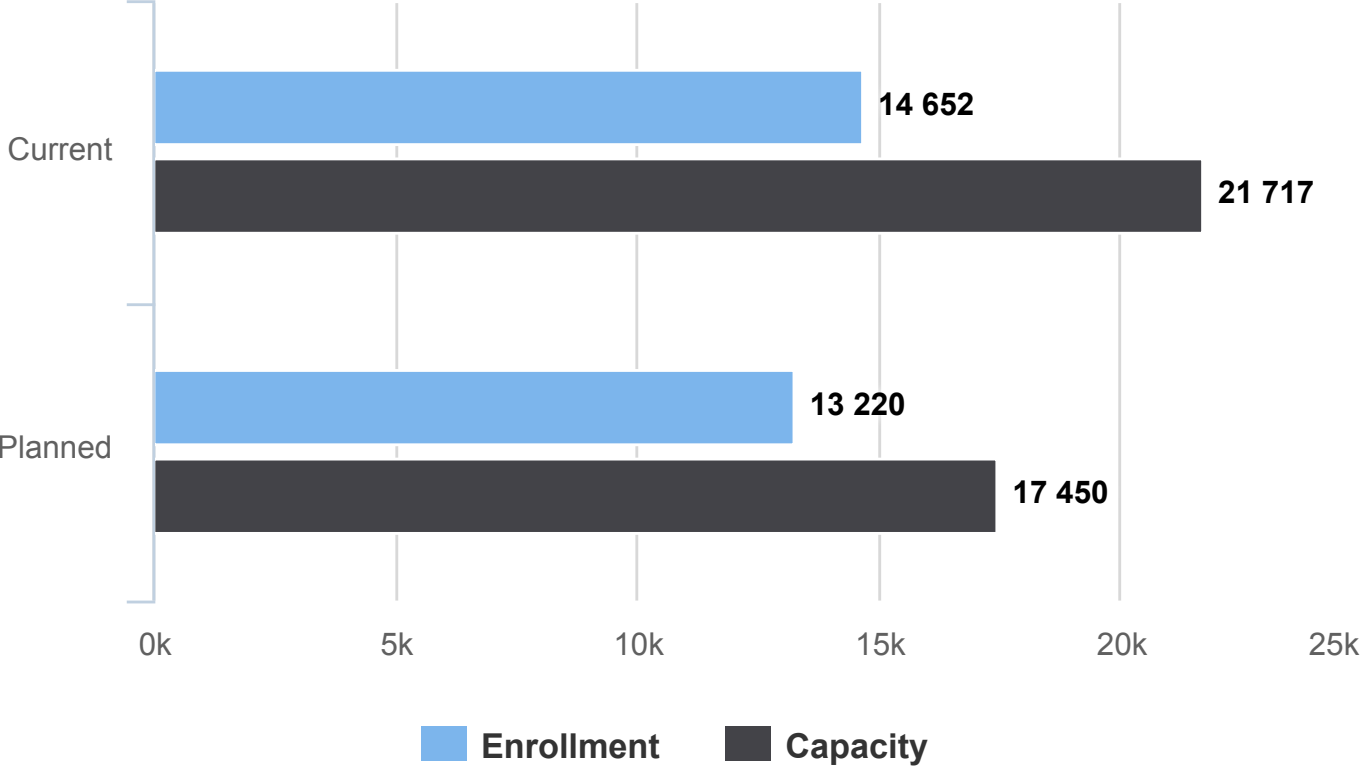
2016 FMP TOTAL COST

**\$1.2B**

2023 FMP TOTAL COST

**\$1.5B**

# RIGHT SIZING SCHOOL FACILITIES



## PORTABLE REPLACEMENT

### CURRENT CONDITIONS

228

PORTABLE CLASSROOMS

BEYOND USEFUL LIFE

INADEQUATE LEARNING  
ENVIRONMENT

### MASTER PLAN

88

NEW, HIGH QUALITY CLASSROOMS

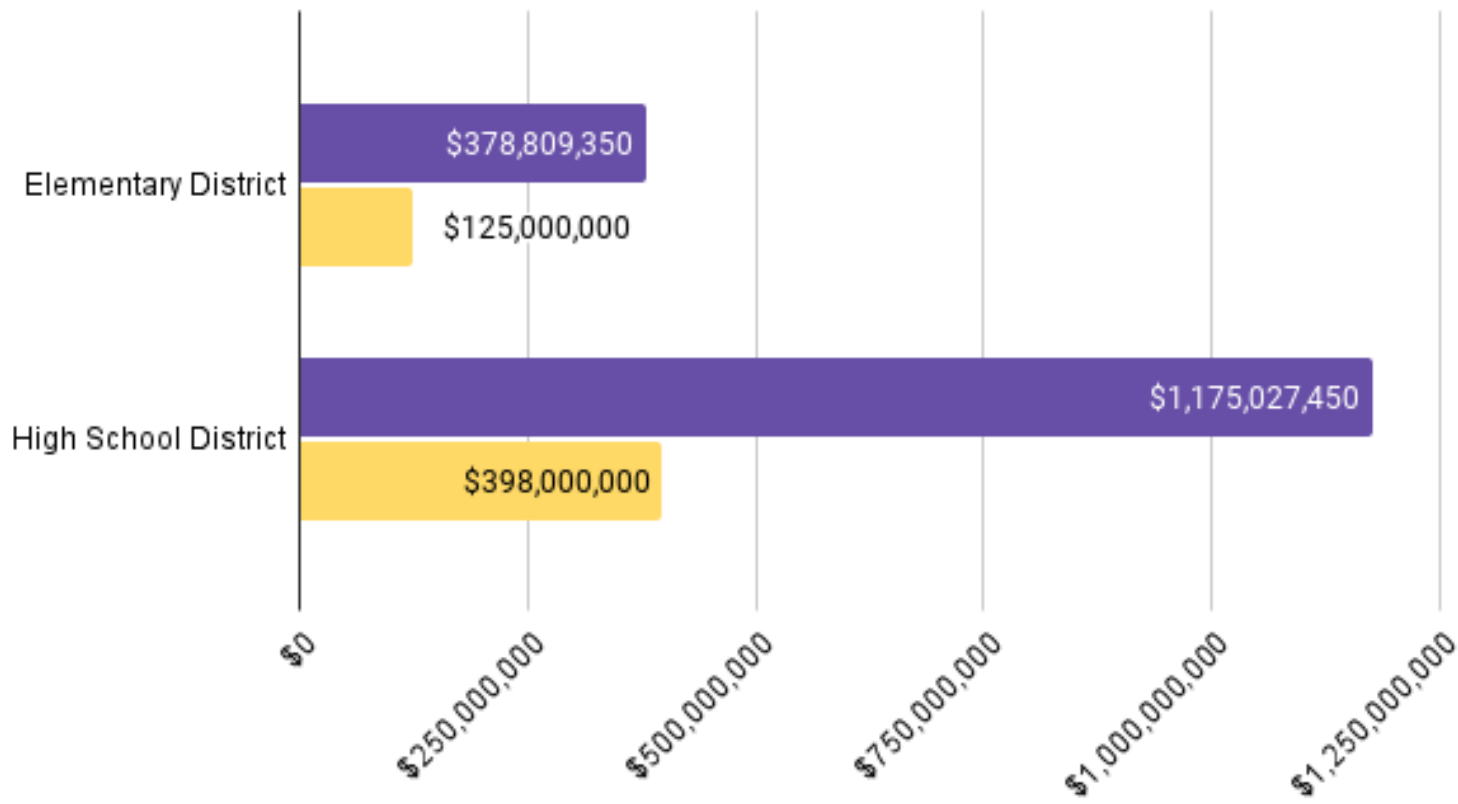
RIGHT SIZED FOR FUTURE  
ENROLLMENT

TK AND KINDER CLASSROOMS

SPECIALIZED SPACES TO SERVE  
SPECIFIC PROGRAMS

## FMP COSTS COMPARED TO BOND FUNDS

FMP Costs Bond Funds



# SANTA ROSA CITY SCHOOLS FACILITIES MASTER PLAN



Board Meeting 2023.11.08: Draft FMP Presentation

## **Next Steps:**

- Completion of Cost Estimating and IoQ Scores for all projects
- Incorporate input from Board and Community into final draft
- Development of Measure C and G Implementation Plan from the projects in the FMP
- Present Final FMP and Implementation Plan presented to Board for Approval December 13
- Begin design and construction of first round of projects